



Rock Estates



Lower Farm Road
Ringshall, Stowmarket, IP14 2JF

Offers in the region of £750,000



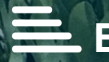
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Lower Farm Road

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- Idyllic Countryside Views
- Detached Period Property
- Period Features Throughout
- Landscaped Gardens
- Multiple Outbuildings/ Workshops
- Set in 0.8 Acre
- Multiple Reception Rooms
- In / Out Driveway
- Five Bedrooms
- Triple Garage with Annexe Potential

Border Cottage occupies a peaceful, elevated position on the edge of Ringshall, enjoying far-reaching views across open Suffolk countryside. Set within approximately 0.8 acres, this impressive five-bedroom detached home offers approximately 2600 sqft of living accommodation, creating a unique blend between the impressive period features and modern day living.

The property is approached via a sweeping in-and-out driveway, providing ample parking to the front, with the drive continuing to the rear where further parking and access to a range of useful outbuildings can be found. Internally, the accommodation is light-filled and well-balanced, arranged over two floors and ideally suited to both family living and entertaining.

A welcoming reception hall leads to three versatile reception rooms, a characterful drawing/dining room featuring a grand inglenook fireplace with exposed beams including a spacious living room with doors opening onto the rear terrace, as well as a bright garden room enjoying uninterrupted countryside views. The kitchen/breakfast room forms the heart of the home, fitted with solid oak cabinetry, an AGA cooker, and space for informal dining. A separate utility room provides additional practicality, along with a ground floor cloakroom. To the first floor, there are five well-proportioned bedrooms, all benefitting from attractive rural outlooks. The principal bedroom features an en suite shower room, while the remaining bedrooms are served by a family bathroom fitted with both a separate shower and corner bath.

Externally, the gardens are a particular feature, predominantly laid to lawn and thoughtfully arranged. A terrace immediately to the rear of the house provides an ideal setting for outdoor dining and entertaining, bordered by well-stocked raised beds. Beyond, the garden is interspersed with mature trees, enclosed by a combination of fencing and hedging, offering a high degree of privacy and a true sense of countryside living.





Ringshall

Set within a peaceful rural setting, the village of Ringshall offers a quiet, community-focused lifestyle, benefitting from a well-regarded primary school and village hall. Nearby villages provide a range of everyday amenities, while just three miles to the south lies the vibrant market town of Needham Market, offering a variety of independent shops, cafés and supermarkets.

For a broader selection of retail, leisure and services, Stowmarket is located approximately six miles away, providing larger supermarkets, schooling options and further amenities.

The area is well served for education, with a choice of primary schools in surrounding villages and secondary schooling available in both Stowmarket and Ipswich. Excellent transport links are close at hand, with the A14 easily accessible, and regular rail services from Needham Market connecting to London Liverpool Street via Ipswich, with journey times of approximately 1 hour 35 minutes.

Porch

Double glazed leaded windows to front and side. Partially glazed oak door opening to:

Entrance Hall

Oak doors opening to:

Kitchen/ Diner 18'11" x 12'9" (5.79 x 3.90)

Double glazed lead windows to front and side. Range of wall and floor mounted units and drawers. AGA cooker. Granite worktops. Induction hob and integrated electric oven. Inset dual sink with mixer tap over. Integrated Bosch dishwasher. Exposed beams. Tiled floor. Cupboard housing oil boiler.

Living Space 18'11" x 11'2" (5.79 x 3.41)

Double glazed leaded window to front. Exposed beams. Large inglenook fireplace housing log burner. Cast iron column radiator. Opening to:

Dining Space 18'11" x 12'5" (5.79 x 3.80)

Double glazed leaded window to front. Glazed leaded window to rear. Exposed beams. Oak floor. Cast iron column radiator.

Formal Lounge 16'9" x 13'0" (5.11 x 3.97)

Double glazed leaded window to side. Double glazed leaded patio doors opening to rear garden. Exposed beams and brick fireplace. Cast iron column radiator.

Rear Hall

Partially double glazed leaded door opening rear garden. Stairs to first floor. Oak flooring. Storage cupboard. Two cast iron column radiators. Oak doors opening to:

Cloakroom

Obscure double glazed leaded window to rear. Low level W.C. Vanity unit with granite top, inset ceramic sink with mixer tap over and storage cupboards below. Additional storage space with granite top. Tiled walls and floor. Spotlights. Cast iron column radiator.

Utility Room 12'9" x 5'1" (3.90 x 1.55)

Double glazed leaded window to rear. Under counter storage cupboards with space and plumbing for washing machine and tumble dryer. Inset sink with mixer tap over. Tiled walls and floor.

Garden 14'6" x 7'11" (4.43 x 2.42)

Double glazed leaded windows. Partially double glazed leaded doors opening to garden. Tiled floor. Power sockets. Spotlights. Air conditioning unit. Cast iron column radiator.

Landing

Double glazed leaded window to rear. Exposed beams. Storage cupboard. Oak doors to:

Bedroom One 16'9" x 11'6" (5.13 x 3.52)

Double glazed leaded window to rear. Exposed beams. Radiator. Door to:

Ensuite

Double glazed leaded window to side. Shower cubicle. Low level W.C. Wall mounted hand wash basin. Tiled walls and floor. Spotlights.

Bedroom Two 18'4" x 14'11" (5.61 x 4.55)

Double glazed leaded windows to front and side. Two built in wardrobes/cupboards. Exposed beams and brickwork. Air conditioning unit. Radiator.

Bedroom Three 14'2" x 11'9" (4.32 x 3.60)

Double glazed leaded window to front. Exposed beams. Radiator.

Bedroom Four 18'4" x 10'9" (5.60 x 3.30)

Double glazed leaded windows to front and side. Exposed beams. Radiator.

Bedroom Five/ Study 9'3" x 9'1" (2.83 x 2.79)

Double glazed leaded window to rear. Exposed beams. Radiator.

Bathroom

Double glazed leaded window to rear. Corner bath with chrome shower attachment. Shower cubicle with chrome fittings. Vanity unit with granite top, and storage space below, inset ceramic sink and W.C. Field walls and floor. Spotlights and wall lights. Two radiators.

Rear Garden

The rear gardens are a standout feature, predominantly laid to lawn and thoughtfully arranged to balance structure with openness. Immediately to the rear of the house, a generous terrace provides an ideal setting for outdoor dining and entertaining, framed by raised beds planted with a variety of colourful perennials. Trellis fencing subtly defines this more formal space, beyond which the garden rises gently, creating a sense of depth and privacy. The upper garden remains mainly lawned, with a number of mature trees and enclosed by a combination of fencing and established hedging.

Garages

Triple Garage - 10.99 x 9.45 (36'1" x 31'0")

Three electric garage roller doors, number of sky lights. Power, lighting and plumbing connected, with separate boiler. Potential to be converted to an annexe space.

Garage - 7.82 x 5.82 (25'8" x 19'1")

Garage - 6.39 x 3.64 (21'0" x 11'1")

Garage - 6.96 x 3.40 (22'10" x 11'2")

Workshop - 5.30 x 2.95 (17'5" x 9'8")

Parking

The property boasts ample parking with space for multiple vehicles on the private driveway.



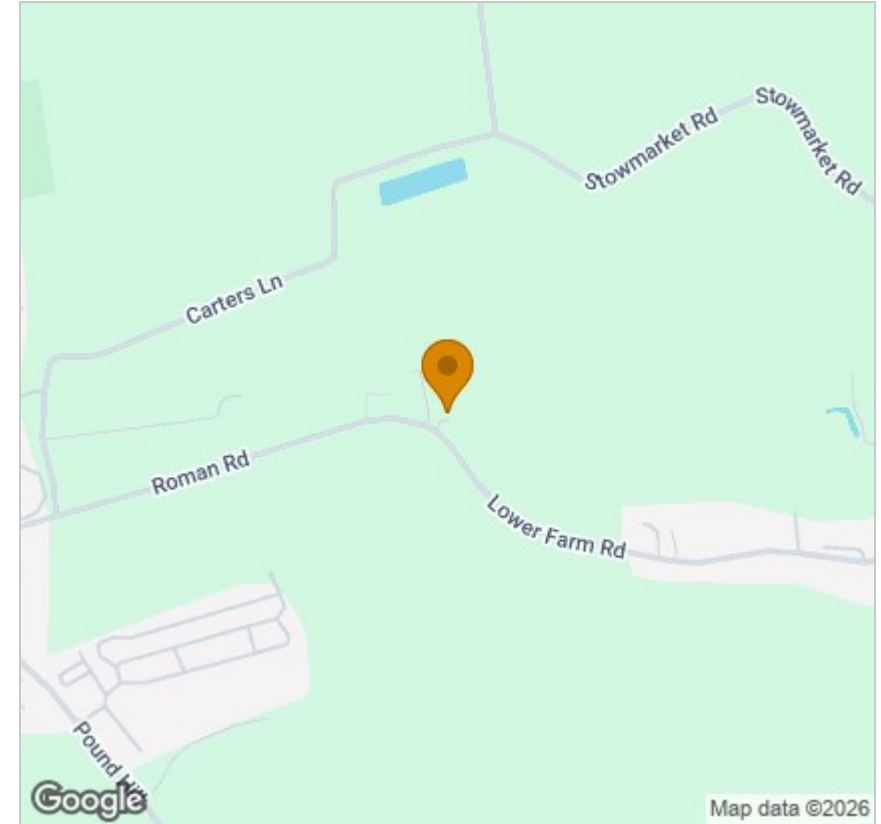
Floor Plan



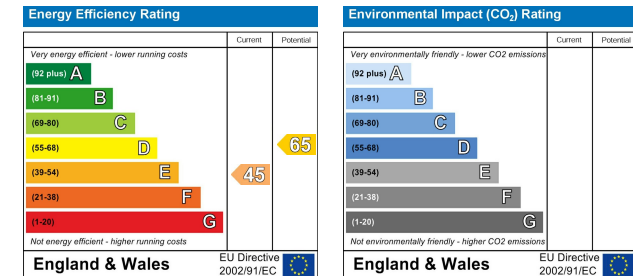
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddham Road., Needham Market, Suffolk, IP6 8NU
 Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk